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Jharkhand Industrial Park Policy 2015 **PREAMBLE**

NOTIFICATION

3 September, 2015

NO- 2743-- The Government of Jharkhand is committed for employment generation for local population which is possible only through rapid industrialization of Jharkhand. It has been experienced that Micro, Small and Medium scale industries are having large potential for employment generation to local youths. The desired progress had not been achieved due to difficulties in providing necessary industrial infrastructure solely through by the Government owned Industrial Area Development Authority for setting up of Industrial units. Section 49 of the Chota Nagpur Tenancy Act, 1908 and Section 53 of the Santhal Parganas Tenancy (Supplementary Provisions) Act 1949 read with Rule 12 of the Santhal Parganas Tenancy (Supplementary) Rules, 1950 provide enabling legal provisions to establishment of Private, Joint Venture and PPP mode Industrial Park in Chota Nagpur Tenancy Areas and Joint Venture and PPP mode in Santhal Pargana Tenancy areas. Therefore, the proposal for establishing Private, Joint Venture, PPP mode Industrial Park; through Special Purpose Vehicle (SPV) registered under the prevalent Companies Act to make necessary industrial infrastructure available for setting up industrial units with necessary basic industrial infrastructure, was under the consideration for the State Government.

After due consideration and with the aim of accelerating Industrial development of the State, the State Government has sanctioned setting up of Private, Joint Venture and PPP mode Industrial Park consisting of minimum 50 acres with minimum of 15 industrial units, in case of sector specific industrial parks, the minimum area shall be 10 acres with minimum of 5 industrial units, through Special Purpose Vehicle (SPV) registered under the prevalent Companies Act to make industrial parks with necessary basic industrial infrastructure.

Resolution:

After careful consideration, the Government of Jharkhand has decided to introduce following Jharkhand Industrial Park Policy 2015:

1.0 TITLE

The Policy will be known as Jharkhand Industrial Park Policy 2015 and will come into force from issuance of this Resolution and remain in force for five years from the date of notification of the Gazette.

2.0 DEFINITIONS

2.1 “High Powered Committee” means High Powered Committee notified by Government of Jharkhand under the Chairmanship of Development Commissioner with following members Principal Secretary/Secretary of Finance, Industry, Planning, Revenue, Energy, Water Resources, Roads, Chairman Pollution Control Board and Director of Industries as member-secretary. Any other department representatives may be included as special invitee members when sector specific industrial park is under consideration as decided by Chairman of this Committee.

2.2 “IADA” means Industrial Area Development Authority established under Jharkhand Industrial Areas Development Authority Act 2001.

2.3 “Industrial Park” means an industrial estate which is developed for establishment of industrial units to manufacture any goods or service and having basic industrial infrastructures like developed plot, internal roads, water distribution facilities, sewage collection and treatment, power distribution, communication facilities and such other facilities as may be required.

2.4 “Master Plan Committee” means Master Plan Committee headed by Director of Industries as Chairman and Managing Director of RIADA, Managing Director of AIADA and Chief Engineer of JIIDCO as members.

2.5 “Private Institution” means any Industry Association, Chamber of Commerce or Federation registered under The Societies Registration Act, The Indian Trusts Act, The Indian partnership Act or The Companies Act will be treated as a private institution.

2.6 “Public Institution” means Industrial Area Development Authority established under Jharkhand Industrial Areas Development Authority Act 2001, Public Sector undertakings of Jharkhand Government, Urban Local Bodies, or Zila Parishad.

2.7 “Sector Specific Industrial Park” means industrial parks envisaged for specific sectors like

- a) **Apparel Fiber and Textile Park**
- b) **IT Park / Software Technology Park**
- c) **Gems and Jewelry Park**
- d) **Bio-tech and Herbs Park**
- e) **Chemical and Pharmaceutical Park**
- f) **Food Park**
- g) **Automobile Vendor-Ancillary Industries Park**
- h) **Any other specific sectors e.g. Ceramic Park, Plastic Park, Knowledge Park, Film City**

3.0 PRIVATE INDUSTRIAL PARK

3.1 Eligible Institutions

Any Private Institutions, Industry House or any large project will be eligible for setting up private industrial park including sector specific industrial park. The promoter private institution of the private industrial park shall commit to hold at least 20 percent equity participation in the projects.

3.2 Eligible Activities for assistance in industrial parks including sector specific industrial parks

3.2.1 Infrastructure facilities as may be required in an industrial park such as:

- a) **Approach road and bridge to the industrial estate**
- b) **Upgradation of existing roads/widening of roads to the industrial park**
- c) **Internal roads with the industrial estate**
- d) **Drainage facilities**
- e) **Street lights in Industrial Park**
- f) **Water distribution network and related facilities**
- g) **Electricity/Energy/Gas distribution network and related facilities**
- h) **Communication Network and related facilities**
- i) **Effluent treatment plant and related infrastructure**
- j) **Warehousing and related facilities**
- k) **Facilities Center, Primary Health Centre, Product Development Centre, Training Centre, Testing Centre, R & D Centre and or any common facilities centre**
- l) **Any other infrastructure facilities required in the industrial park specific to industry as approved by Implementation Committee case to case basis on the basis of special requirement of the industrial park.**

3.3 Procedure for Setting-up Private Industrial Park

- 3.3.1** To establish Private Industrial Park, the proposal shall be submitted to the Director of Industries. The High Powered Committee shall give its recommendation on the proposal after due examination of proposal within 60 days from the date of receipt of application in complete details. The application should be submitted in Annexure II with Bio-data/background of the office bearers/promoters of the Private Institution and draft Article of Association and Memorandum of Understanding. The Article of Association and Memorandum of Understanding of SPV shall be approved by the High Powered Committee at the time of granting its recommendation.
- 3.3.2** After the recommendation of High Powered Committee, the Minister of Industries shall give approval/Reject the project proposal.
- 3.3.3** After approval, the Eligible Private Institution shall form a Special Purpose Vehicle (SPV) for the establishment, operation and maintenance of the proposed Industrial Park. This Special Purpose Vehicle shall have to be registered under the Company Act.
- 3.3.4** The Master Plan of private Industrial Park shall be approved by Master Plan Committee. After the approval of Master Plan, the Private Institution shall transfer the ownership of land to SPV or acquire land for SPV. The Deputy Commissioner shall give permission for transfer of land for establishment of industrial park wherever necessary within two months from date of receipt of application under section 49 of the Chota Nagpur Tenancy Act, 1908.
- 3.3.5** Availability of minimum of 50 acres of land will be essential for setting up of Private Industrial Park and ordinarily the land will be allotted to at least 15 industrial units as per requirements. If the number of units required is to be less than 15, the permission of High Powered Committee will be required. In case of sector specific industrial parks, the minimum area shall be 10 acres with minimum of 5 industrial units.
- 3.3.6** The private institution will be fully responsible for making available the land for the Private Industrial Park and the State Government will not acquire raiyati land through any compulsory land acquisition procedure for the Private Industrial Park. Provided, if any state Government lands come in-between or adjacent while assembling or pooling raiyati lands, the State Government shall allot the land for development of the concerned private industrial park as per procedure established through Department of Revenue and Land Reform vide letter 4306 dated 24.10.14 and any other direction issued by the concerned department. Again provided that the upper limit of Government land for any Private Industrial Park should not be more than 35 percent of the area of the industrial park.
- 3.3.7** The plots in the Private Industrial Park will be allotted to industrial units by SPV on long-term lease basis with minimum of 30 years. The lessee Industrial Unit cannot transfer the allotted plot by way of sub-lease or any other mode of transfer to any person or entity other

than inheritance without the permission of SPV. The industrial unit can mortgage the allotted plot with commercial banks for securing loan of that concerned industrial unit and the commercial bank will be free to auction sale of plot in case of recovery of loan with due knowledge of SPV. The lessee industrial unit cannot change the nature of use of land other than the purpose provided by SPV.

- 3.3.8** The detailed O & M arrangement and mechanism with third party inspection shall have to set up as an integral part of the project to claim assistance under the scheme.
- 3.3.9** The facility finance shall be planned at least 10 years and upgraded every five years. The timeline is subject to the type of the Project. An up-gradation fund shall have to be created by the applicant.
- 3.3.10** The assistance will be focused on upcoming Industrial Corridor Koderma-Bahragora and Ranchi-Pataratu-Ramgarh Road and infrastructure requirements in identified special investment regions and industrial nodes.
- 3.3.11** If required, The High Powered Committee will stipulate other conditions for the implementation of the project which shall be final and binding to the applicant

3.4 Approval of Master Plan

- 3.4.1** The Master Plan for the proposed Private Industrial Park should be approved by Master Plan Committee
- 3.4.2** Developed land within the private industrial park shall be used in the manner given below:
 - a) **Minimum 60 percent of developed land will be allotted for industrial units as developed industrial plots.**
 - b) **Minimum of 40 percent of developed land in the private industrial park will be earmarked for setting up of MSMEs by investors other than the developer of the private industrial park**
 - c) **Upto 40 percent of land for common use infrastructure or Green area**
- 3.4.3** No change or deviation in the Master Plan will be allowed once approved except permission of Master Plan Committee
- 3.4.4** Responsibility of allotment of developed plot for industrial unit will be of SPV
- 3.4.5** The land rate for allotment of developed plot and other terms conditions for allotment will be decided by SPV subject to provision of this procedure and existing policies and laws.

3.5 Incentives and Concessions for Private Industrial Parks

- 3.5.1** 50 percent of the project cost, upto maximum of Rs 10 crores, incurred on development of infrastructure in the general private industrial park will be borne by the State Government
- 3.5.2** 50 percent of cost, upto maximum of Rs 7 crores, incurred on development of infrastructure in the sector specific private industrial park will be borne by the State Government
- 3.5.3** The incentives for developed for infrastructure of private industrial park will be based on project cost. The project cost will be assessed on the basis of per acre project cost of State Government IADA of the concerned region for development of industrial area.
- 3.5.4** The developer of industrial park availing incentives under this policy will not be eligible to avail incentives under any other schemes of the state government unless specified otherwise while granting approval of the project, However, the industrial units set up in the private industrial park shall be entitled to the benefits and incentives as provided under Jharkhand Industrial Policy and any schemes of the Central and state Government for time being in force.

3.6 Procedure for Submission of Applications for Financial Assistance

Applicants / firms seeking financial assistance are required to submit their applications in the manner prescribed under this procedure.

The application which is complete in all respect for grant shall be processed within 60 days from the date of receipt.

3.6.1 Documents Required

The following documents will be required to be submitted. The list is only indicative and not exhaustive.

- i. **Application in the prescribed format (Annexure II) with all the fields clearly filled**
- ii. **Detailed Project Report, (Appendix III), self-attested**
- iii. **Sanction letter of term loan from bank / financial institution**
- iv. **Appraisal report from Bank / Financial Institution along with sanctioned DPR from the Bank**
- v. **Certificate of incorporation of SPV, Memorandum and Articles of Association**
- vi. **Annual Report of the Promoter Company / Companies**
- vii. **Bio-data / background of the office bearers / promoters of the organization and Annual Reports of the Promoter Company / Companies**
- viii. **Blue Print of the Master Plan**
- ix. **Notarized English / Hindi version of land document**
- x. **Item wise and cost wise details of Civil Works envisaged duly certified by Chartered Engineer (Civil) (Annexure H)**
- xi. **Item wise and cost wise details of Plant & Machinery envisaged duly certified by Chartered Engineer (Mechanical) (Annexure I)**

- xii. Quotations from the suppliers of Plant & machinery and equipments etc. required for the project
- xiii. Estimate of Civil Construction with the complete breakdown of costs for each of the technical or non- technical civil works
- xiv. NOC Certificate from Pollution Department
- xv. Implementation schedule indicating (a) date of acquiring land (b) date of start of construction of infrastructure (c) date of completion of infrastructure (d) date for placing order for plant & machinery (e) date of installation/erection (f) date of commercial Operation of Industrial Park.
- xvi. An affidavit (Annexure B) duly executed on non-judicial stamp paper of Rs.100/- or more duly notarized by Notary Public affirming:
 - Organization's sister concern (s)/ related company / group company as well as the applicant company itself availed any financial assistance for establishing industrial park in the past from Government or not. If yes, the details thereof.
 - Organization has not obtained/applied for or will not obtain any grant/subsidy from any Ministry/Department of State Govt. /Govt. of Jharkhand organization/agencies for the same purpose/activity /same components.

The Checklist for the documents has been provided in Appendix I

3.6.2 Release of Grant

The grant-in-aid amount will be released in three installments after the Beneficiary has spent his share as per the following schedule:

Release of 1st Instalment: The first installment of 40 % of the total grant under the scheme will be released after ensuring that 40 % of the promoters' contribution and 40 % of the term loan has been utilized on the project. The applicant will have to submit the following documents along with the request for the 1st Instalment

- a) Duly notarized Surety Bond - To be executed by the beneficiary company on Non-Judicial stamp paper of not less than Rs. 100/- (Annexure A)
- b) Duly notarized Affidavit - To be executed by the beneficiary company on Non-Judicial stamp paper of not less than Rs. 100/- (Annexure B)
- c) Bank Certificate certifying that they have released 40% of term loan and have no objection on release of 1st installment of grant being provided by State (Annexure E)
- d) Chartered Accountant Certificate - Actual expenditure incurred on the project showing the means of finances and 40 % utilization of Promoters contribution & 40 % of Term loan (Annexure C)
- e) Itemized Summary Statement of expenses incurred on Plant and Machinery

components with breakup of machine name, supplier, date of order, date of payment, date of arrival at factory, Gross Cost, VAT, Service Tax, other taxes, Freight, Other Charges and Net Cost on the letterhead of CA (with a declaration that all the vouchers have been properly checked and verified) & enclosure of all the bills and vouchers

- f) **Itemized Summary Statement of expenses incurred on Technical Civil Works components with breakup of machine name, supplier, date of order, date of payment, date of arrival at factory, Gross Cost, VAT, Service Tax, other taxes, Freight, Other Charges and Net Cost on the letterhead of CA (with a declaration that all the vouchers have been properly checked and verified) & enclosure of all the bills and vouchers**
- g) **Certificate of the Chartered Engineer (Civil) for Technical Civil Works indicating item wise progress, cost, quantity, manufacturer / supplier and comment on quality annexed with color photographs (with date stamps) of the project site (Annexure H)**
- h) **Certificate of the Chartered Engineer (Mech.) for Plant & Machinery indicating item wise progress, cost, quantity, manufacturer / supplier and comment on quality annexed with color photographs (with date stamps) of the project site (Annexure I)**
- i) **Compliance of conditions imposed in the approval letter of the grant-in-aid, if any**
- j) **Site Inspection Report by the Directorate of Industries to ascertain the physical progress of the project**
- k) **Environmental Clearance from MoEF as per existing guidelines**

Based on the above documents, the Director, Department of Industries as designated by SLEC would arrive at the eligible amount of grant and release 40 % of the eligible amount as 1st instalment subject to the availability of all other requisite documents as per policy guidelines.

Release of 2nd Instalment: The second installment of 40 % of the total grant under the scheme will be released after ensuring that 80% of the promoters' contribution and 80 % of the term loan has been utilized on the project. The applicant will have to submit the following documents along with the request for the 1st Instalment

- a) **Utilization Certificate - as per GFR 19A duly certified by the C.A. and**

countersigned by the Bank and promoter of the beneficiary company (Annexure D)

- b) **Bank Certificate** - certifying that they have released 80% of term loan and 1st instalment of grant released by the State. They have no objection in releasing 2nd instalment of grant being released by State (Annexure F)
- c) **Chartered Accountant Certificate** - Actual expenditure incurred on the project showing the means of finances and 80% utilization of Promoters contribution, 80% of Term loan and 1st installment of released grant (Annexure C)
- d) **Itemized Summary Statement of expenses incurred on Plant and Machinery components** with breakup of machine name, supplier, date of order, date of payment, date of arrival at factory, Gross Cost, VAT, Service Tax, other taxes, Freight, Other Charges and Net Cost on the letterhead of CA (with a declaration that all the vouchers have been properly checked and verified) & enclosure of all the bills and vouchers (for the components not submitted earlier)
- e) **Itemized Summary Statement of expenses incurred on Technical Civil Works components** with breakup of machine name, supplier, date of order, date of payment, date of arrival at factory, Gross Cost, VAT, Service Tax, other taxes, Freight, Other Charges and Net Cost on the letterhead of CA (with a declaration that all the vouchers have been properly checked and verified) & enclosure of all the bills and vouchers (for the components not submitted earlier)
- f) **Certificate of the Chartered Engineer (Civil)** for Technical Civil Works indicating item wise progress, cost, quantity, manufacturer/supplier and comment on quality with color photographs (with date stamps) of the project site (Annexure H)
- g) **Certificate of the Chartered Engineer (Mech.)** for Plant & Machinery indicating item wise progress, cost, quantity, manufacturer/supplier and comment on quality with color photographs (with date stamps) of the project site (Annexure I)
- h) **Compliance of conditions imposed at the time of release of 1st Instalment of grant**
 - i) Site inspection to ascertain the physical progress of the project

Release of 3rd Instalment: The Third and final installment of the remaining grant would be released only after physical verification by the Directorate of Industries and submission of documents specified below by the firm, utilization of first and second installment of the grant, 100% of Term Loan as well as 100% of Promoter's contribution.

- a) **Utilization Certificate** - as per GFR 19A duly certified by the C.A. and countersigned by the Bank and promoter of the beneficiary company (Annexure D)
- b) **Bank Certificate** - certifying that they have released 100% of term loan and 2nd installment of grant released by the State. They have no objection in releasing 3rd installment of grant being released by State (Annexure G)

- c) Chartered Accountant Certificate - Actual expenditure incurred on the project showing the means of finances and 100% utilization of Promoters contribution, 100% of Term loan and 1st and 2nd Installment of released grant (Annexure C)
- d) Itemized Summary Statement of expenses incurred on Plant and Machinery components with breakup of machine name, supplier, date of order, date of payment, date of arrival at factory, Gross Cost, VAT, Service Tax, other taxes, Freight, Other Charges and Net Cost on the letterhead of CA (with a declaration that all the vouchers have been properly checked and verified) & enclosure of all the bills and vouchers (for the components not submitted earlier)
- e) Itemized Summary Statement of expenses incurred on Technical Civil Works components with breakup of machine name, supplier, date of order, date of payment, date of arrival at factory, Gross Cost, VAT, Service Tax, other taxes, Freight, Other Charges and Net Cost on the letterhead of CA (with a declaration that all the vouchers have been properly checked and verified) & enclosure of all the bills and vouchers (for the components not submitted earlier)
- f) Certificate of the Chartered Engineer (Civil) for Technical Civil Works indicating item wise progress, cost, quantity, manufacturer/supplier and comment on quality with color photographs (with date stamps) of the project site (Annexure H)
- g) Certificate of the Chartered Engineer (Mech.) for Plant & Machinery indicating item wise progress, cost, quantity, manufacturer/supplier and comment on quality with color photographs (with date stamps) of the project site (Annexure I)
- h) Compliance of conditions imposed at the time of release of 2nd Instalment of grant
- i) Site Inspection Report by the Directorate of Industries to ascertain the completion of the project and issue of Consent-to-Operate from the Pollution Control Board
- j) Third Part Quality Assurance (TQPA) Certificate
- k) Before release of 3rd & final installment of grant-in-aid, eligible grant-in-aid for the project will be re-calculated based on the proposed/appraised /actual cost, whichever is less, for the already approved items and released accordingly

3.7 Time Line

The commissioning of private Industrial Park project shall be completed within 3 years from the date of approval by Minister of Industries

3.8 Take Over Clause

3.8.1 In case the private institution,

- a) Failed to set-up the industrial park within the prescribed time-limit approved at the time of approval by High Powered Committee or
- b) Extended time-limit provided by state Government or
- c) Violation or deviation of Master Plan

The Government of Jharkhand after cabinet approval may pass an order for taking over of the Private Industrial Park by the concerned region State Government IADA in lieu incentives and concession provided by State Government to SPV. This Take-over clause should be part of Article of Association of the SPV.

3.8.2 In case of default by private institution, the sanctioned /disbursed/reimbursed amount shall be recovered as arrears of land revenue from the developer of private industrial park.

4.0 JOINT VENTURE OR PPP MODE INDUSTRIAL PARK

4.1 Eligible Institutions

Any Public Institutions will be eligible for setting up private industrial park including sector specific industrial parks.

4.2 Eligible public institutions can propose to set up general purpose industrial purpose or sector specific industrial park with the approval board or sanction of Government as the case may be.

4.3 Procedure for setting-up Joint Venture or PPP mode Industrial Park

4.3.1 To establish Joint Venture or PPP mode Industrial Park by Public Institutions, the proposal shall be submitted to the Director Industries. The High Powered Committee shall, after due examination of proposal, give its recommendation to cabinet for final approval.

4.3.2 After approval of Cabinet, the Eligible public Institution shall form a Special Purpose Vehicle for the establishment, operation and maintenance of the proposed Industrial Park. This Special Purpose Vehicle shall have to be registered under the Company Act.

4.3.3 In case of Joint Venture and PPP model, the concerned public institution shall follow transparent process for selection of private or public sector industrial partners.

4.3.4 Availability of minimum of 50 acres of land will be essential for setting up of Joint Venture or PPP mode Industrial Park and ordinarily the land will be allotted to at least 15 industrial units as per requirements. If the number of units required is to be less than 15, the permission of High Powered Committee will be required. In case of sector specific industrial parks, the minimum area shall be 10 acres with minimum of 5 industrial units.

4.3.5 The SPV will be fully responsible for making available the land for the Joint Venture or PPP mode Industrial Park. State Government may allot Government land or help in acquiring/purchasing raiyati land for the Joint Venture or PPP mode Industrial Park. The

State Government may also allot land from its land banks for development of Joint Venture or PPP mode industrial parks.

4.3.6 The SPV will follow the land allotment procedure of concerned industrial area development authority regulation in case IADA projects and in case of Non-IADA public institutions projects, at the time of in-principal approval, the concerned public institution may adopt the regulation of command area IADA or will get its own procedure approved by Cabinet with the recommendation of High Powered Committee.

4.4 Viability Gap Fund

Public institutions will be eligible for viability gap funding upto the amount required subjected to a maximum limit of Rs 10 crores per industrial park as grants-in-aid in case of general industrial park and Rs 7 crores per industrial park in case of sector specific industrial park.

Viability Gap funding for public institutions will be released in two equal installments. The procedure and documents, as applicable, required for release of installments will be same as point 3.6 mentioned above. However, the milestones for release of installment will be decided by High Powered Committee at the time of making recommendation for the project.

4.5 Other Conditions

4.5.1 The joint venture industrial park shall be implemented with an industrial partner

4.5.2 Industrial partner can be an anchor entrepreneur or a group of entrepreneurs

4.5.3 Industry partner shall hold the majority stake in the Industrial Park SPV

4.5.4 For PPP mode, this Policy recommends a Build Operate Transfer (BOT) model with Viability Gap funding from state Government

4.5.5 In case of PPP mode industrial park, the ownership of land shall remain with Government or with State Government Industrial Area Development Authority

4.5.6 The commissioning of public institution Industrial Park project shall be completed within 3 years from the date of approval by Minister of Industries

5.0 OPERATIONS AND MAINTENANCE

5.1 The SPV will select Chief Operating Officer (CEO) as provided in the Article of Association. The Chief Executive Officer (CEO) may work for maximum of three parks and paid for his services. The Chief Executive Officer shall be experienced qualified and professional having managerial capacity with an engineering/management degree. Each project proposal will show cost/pay of CEO and its team as a part of the cost of the project.

5.2 The CEO shall be responsible for implementation, operation and maintenance of the project as well as for strong monitoring and reporting to the Government.

5.3 SPV will arrange a Development Reserve Fund (DRF) by the contribution of 5 percent of amount received by allotment of developed plot for industrial units and 10 percent of Annual Net Profit of SPV be used for undertaking major infrastructure development up-gradation works in the private, joint venture or PPP mode industrial park in the future. Amount of DRF will be kept in fixed deposit. At any time, 33 percent of amount of DRF may be spent on infrastructure development. For management of DRF, a committee of the representative of SPV as well as the representative of industrial units in the industrial park will be constituted and this provision should be part of Article of Association of the SPV.

5.4 SPV may charge maintenance fee from the Industrial Units. The fund collected through this fee shall be part of DRF

6.0 MONITORING OF PRIVATE INDUSTRIAL PARK

6.1 The Directorate of Industries shall engage a Project Monitoring Consultants (PMCs) if necessary for technical and financial evaluation of DPR submitted by SPV. PMCs from time to time will assist the Directorate of Industries in project monitoring, evaluation, allotment of fund and its utilization.

6.2 Directorate of Industries will exercise supervision and control over Joint Venture and PPP mode Industrial Park in the State under the direction of High Powered Committee

6.3 Directorate of Industries through State Government Industrial Area Development Authority will exercise supervision and control over private industrial park under their respective command area. Private Industrial parks outside the command area of State Government Industrial Area Development Authority will be supervised and controlled by respective DICs

7.0 The industrial units established under these industrial parks will be eligible for financial incentives and concessions provided under Jharkhand Industrial Policy and any other schemes of Central and State Governments time being in force

8.0 High Powered Committee will be empowered to prescribe / modify / add new forms, checklist and procedure and will be empowered to issue additional guidelines in this regard

9.1 Notwithstanding anything contained in the foregoing paragraphs of the Jharkhand Food Processing Industry Policy, the State Government by issuance of notification in the official gazette may amend or withdraw any of the provisions and or the schemes mentioned herein above.

9.2 Any disputes / interpretation or contention under the procedure will be referred to the High Powered Committee and decision of which shall be final and binding on the applicants

10.0 The Annexure and appendix to this Policy will be treated as part of this Policy

11.0 In case of any discrepancy between the English and Hindi Version of this policy, the English Version of the policy will be considered as final

12.0 Expenditure of for establishing Industrial Park under this procedure will be incurred by the provision of fund in under Demand No. 23 Main Head 2852-Industry, Sub-main head-80-General, Minor Head- 102 Industrial production, sub-head- 09 Grants-in-aid for Acquisition of Land for Establishment of Growth Centers in Industry-less Districts.

APPENDIX I
DOCUMENT CHECK LIST

Name of the Project:

S. NO.	DOCUMENT NAME	COMPL ETED YES/NO	REMARKS
A. List of Documents required before Sanctioning of the Project			
1	Application in the prescribed format (Annexure II) with all the fields clearly filled		
2	Detailed project report. (Appendix III) self-attested		
3	Sanction letter of term loan from bank / financial institution		
4	Appraisal report from Bank / Financial Institution along with sanctioned DPR from the Bank		
5	Certificate of incorporation of SPV, Memorandum and Articles of Association		
6	Bio-data / background of the office bearers / promoters of the organization and Annual Reports of the Promoter Company / Companies		
7	Blue Print of the Master Plan		
8	Notarized English / Hindi version of land document		
9	Item wise and cost wise details of civil works envisaged duly certified by Chartered Engineer (Civil). (Annexure H)		
10	Item wise and cost wise details of Plant & Machinery envisaged duly certified by Chartered Engineer (Mechanical). (Annexure I)		
11	Quotations from the suppliers of Plant & machinery and equipments etc. required for the project.		
12	Estimate of Civil Construction with the complete breakdown of costs for each of the technical or non-technical civil works		
13	An affidavit duly executed on non-judicial stamp paper of Rs.100/- or more duly notarized by Notary Public (Annexure B)		
14	Consent to Establish (NOC) from Pollution Control Board		
15	Implementation Schedule		
B. Release of 1st Installment: 1st installment of 40% of the total grant under the scheme will be released after ensuring that 40% of the promoters' contribution and 40% of the term loan has been spent on the project. The applicant will have to submit the following documents along with the request for the 1st Installment			
16	Request Letter from the applicant for the release of 1 st Instalment of the Approved Grant-in-Aid		
17	Duly notarized Surety Bond - To be executed by the beneficiary company on Non-Judicial stamp paper of not less than Rs. 100/- (Annexure A)		
18	Duly notarized Affidavit - To be executed by the beneficiary company on Non-Judicial stamp paper of not less than Rs. 100/- (Annexure B)		
19	B Bank Certificate certifying that they have released 40% of term loan and have no objection on release of 1st installment of grant being provided by State (Annexure E)		
20	Chartered Accountant Certificate - Actual expenditure incurred on the project showing the means of finances and 40% utilization of Promoters contribution & 40% of Term loan (Annexure C).		

21	Itemized Summary Statement of expenses incurred on Plant and Machinery components with breakup of machine name, supplier, date of order, date of payment, date of arrival at factory, Gross Cost, VAT, Service Tax, other taxes, Freight, Other Charges and Net Cost on the letterhead of CA (with a declaration that all the vouchers have been properly checked and verified) & enclosure of all the bills and vouchers		
22	Itemized Summary Statement of expenses incurred on Technical Civil Works components with breakup of machine name, supplier, date of order, date of payment, date of arrival at factory, Gross Cost, VAT, Service Tax, other taxes, Freight, Other Charges and Net Cost on the letterhead of CA (with a declaration that all the vouchers have been properly checked and verified) & enclosure of all the bills and vouchers		
23	Certificate of the Chartered Engineer (Civil) for Plant & Machinery indicating item wise progress, cost, quantity, manufacturer/supplier and comment on quality with color photographs of the project site with date-stamps (Annexure H)		
24	Certificate of the Chartered Engineer (Mech) for Plant & Machinery indicating item wise progress, cost, quantity, manufacturer/supplier and comment on quality with color photographs of the project site with date-stamps (Annexure I)		
25	Compliance of conditions imposed in the approval letter of the grant-in-aid, if any		
26	Site inspection to ascertain the physical progress of the project		
27	Environmental Clearance from MoEF as per existing guidelines		
C. Release of 2nd Installment: The second installment of 40% of the total grant may be released by the Directorate of Industries based on submission of the documents specified below by the unit on utilization of the first installment of the grant released and also the utilization of 80% of the Term Loan and 80% of the Promoter's contribution.			
28	Request Letter from the applicant for the release of 2 nd Instalment of the Approved Grant-in-Aid		
29	Utilization Certificate - as per GFR 19A, Duly certified by the C.A. and countersigned by the Bank and promoter of the beneficiary company (Annexure D)		
30	Bank Certificate - certifying that they have released 80% of term loan and 1st instalment of grant released by the State. They have no objection in releasing 2nd instalment of grant being released by State (Annexure F)		
31	Chartered Accountant Certificate - Actual expenditure incurred on the project showing the means of finances and 80% utilization of Promoters contribution, 80% of Term loan and 1st installment of released grant (Annexure C)		
32	Itemized Summary Statement of expenses incurred on Plant and Machinery components with breakup of machine name, supplier, date of order, date of payment, date of arrival at factory, Gross Cost, VAT, Service Tax, other taxes, Freight, Other Charges and Net Cost on the letterhead of CA (with a declaration that all the vouchers have been properly checked and verified) & enclosure of all the bills and vouchers (for the components not submitted earlier)		

33	Itemized Summary Statement of expenses incurred on Technical Civil Works components with breakup of machine name, supplier, date of order, date of payment, date of arrival at factory, Gross Cost, VAT, Service Tax, other taxes, Freight, Other Charges and Net Cost on the letterhead of CA (with a declaration that all the vouchers have been properly checked and verified) & enclosure of all the bills and vouchers (for the components not submitted earlier)		
34	Certificate of the Chartered Engineer (Civil) for Technical Civil Works indicating item wise progress, cost, quantity, manufacturer/supplier and comment on quality with color photographs (with date stamps) of the project site (Annexure H)		
35	Certificate of the Chartered Engineer (Mech.) for Plant & Machinery indicating item wise progress, cost, quantity, manufacturer/supplier and comment on quality with color photographs (with date stamps) of the project site (Annexure I)		
36	Compliance of conditions imposed at the time of release of 1 st instalment of grant, if any.		
37	Site inspection to ascertain the physical progress of the project.		
38	Request Letter from the applicant for the release of 3rd Instalment of the Approved Grant-in-Aid		
39	Utilization Certificate - as per GFR 19A, duly certified by the C.A. and countersigned by the Bank and promoter of the beneficiary company (Annexure D)		
40	Bank Certificate - certifying that they have released 100% of term loan and 2nd installment of grant released by the State. They have no objection in releasing 3rd installment of grant being released by State (Annexure G)		
41	Chartered Accountant Certificate - Actual expenditure incurred on the project showing the means of finances and 100% utilization of Promoters contribution, 100% of Term loan and 1 st and 2 nd Installment of released grant (Annexure C)		
42	Itemized Summary Statement of expenses incurred on Plant and Machinery components with breakup of machine name, supplier, date of order, date of payment, date of arrival at factory, Gross Cost, VAT, Service Tax, other taxes, Freight, Other Charges and Net Cost on the letterhead of CA (with a declaration that all the vouchers have been properly checked and verified) & enclosure of all the bills and vouchers (for the components not submitted earlier)		
43	Itemized Summary Statement of expenses incurred on Technical Civil Works components with breakup of machine name, supplier, date of order, date of payment, date of arrival at factory, Gross Cost, VAT, Service Tax, other taxes, Freight, Other Charges and Net Cost on the letterhead of CA (with a declaration that all the vouchers have been properly checked and verified) & enclosure of all the bills and vouchers (for the components not submitted earlier)		

44	Certificate of the Chartered Engineer (Civil) for Technical Civil Works indicating item wise progress, cost, quantity, manufacturer / supplier and comment on quality with color photographs (with date stamps) of the project site (Annexure H)		
46	Certificate of the Chartered Engineer (Mech.) for Plant & Machinery indicating item wise progress, cost, quantity, manufacturer / supplier and comment on quality with color photographs (with date stamps) of the project site (Annexure I)		
47	Compliance of conditions imposed at the time of release of 2 nd Instalment of grant, if any		
48	Site Inspection Report by the Directorate of Industries to ascertain the completion of the project and issue of Consent-to-Operate from the Pollution Control Board		
49	Environmental Clearance from MoEF as per existing guidelines		
50	Third Part Quality Assurance (TQPA) Certificate for the project		
51	Before release of 3rd & final installment of grant-in-aid, eligible grant-in-aid for the project will be recalculated based on the proposed/appraised /actual cost, whichever is less, for the already approved items and released accordingly		

APPENDIX II
APPLICATION FORM

S. No.	Particulars	Details	
A. Promoters			
1	Name & Address of the Promoter including telephone, fax, e-mail etc.	Name: Address: Phone: Fax: Email:	
2.	Type of organization of Promoters		
3.	Background / credentials of applicant organization		
4.	Financial Status	Turnover: Profit:	
5.	Existing Industry if any	A. B.	
B. Project Description			
6.	Name of the Project		
7.	Location/Area of the project		
8.	Sectors Specific/General Industrial Park		
10.	Technology (Indigenous / Imported)		
11.	Capacities of the various components of the Industrial Park		
C. Project Cost (indicating proposed cost, appraised cost separately)			
12.	Capital Investment(Fixed Capital) <ul style="list-style-type: none"> i. Land Area Cost ii. Building iii. Civil Works iv. Technical Civil Works 	Proposed Cost	
		Appraised Cost	
		i.	i.
		ii.	ii.
	13.	Plant & Machinery (Indigenous) (Capacity/Specification /Cost) (Add appropriate number of fields as per requirement)	Capacity
Specification			
Cost (Rs.)			

	Imported Machinery (Capacity/Specification /Cost) (Add appropriate number of fields as per requirement)	Capacity	Specification	Cost (Rs.)
14.				
15.	Pre-operative expenses (in Rs.)			
16.	Working Capital (in Rs.)			

	Effluent Disposal (Method/Machinery/Cost)	Method	Machinery	Cost (Rs.)
17.				

D. Means of Finance (indicating proposed & appraised means of finance, separately)

	Means of Financing a) Equity (Promoter/Foreign/Other) b) Loan (Term/working capital) 1. Name of the bank/Financial institution 2. Amount of term loan sanctioned 3. Date of sanction 4. Rate of interest 5. Repayment schedule c) Assistance from other sources d) Grant-in-aid under this policy e) Others	Proposed		Appraised	
		a) Rs. 1 2. 3. 4. 5.	b) Rs. c) Rs. d) Rs. e) Rs.	a) Rs. 1 2. 3. 4. 5.	b) Rs. c) Rs. d) Rs. e) Rs.
18.		TOTAL		TOTAL	

	Financial Benchmarks a) Cash Flow b) Break Even Point c) Internal Rate of Return d) Debt Equity Ratio e) Debt Service Coverage Ratio	Existing		Projected	
		a)	b)	c)	d)
19.					

E. Marketing

20.	Marketing a) Existing Market b) Future Demand c) Marketing Strategy	a)	b)	c)
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	d) Linkage to farm/backward linkages e) Forward market linkages (Please elaborate each point in a detailed manner)	d) e)
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F. Implementation Schedule

21.	Item of work and Date of implementation (Bar charts/Milestone Charts or PERT/CPM may be enclosed)	Item of work	Date
		a. Acquiring land	
		b. Start of construction of building	
		c. Completion of building	
		d. Placing order for plant & machinery for common infrastructure	
		e. Installation /erection	
		f. Trial running	
		g. Commercial Operation of Park	

G. Personnel

22.	Details of CEO, technical & Managerial personnel (Operation, Maintenance, managerial, finance, marketing etc.) required & available.	
-----	--	--

H. Employment Generation- Direct/Indirect

23.	a) Direct (Male & Female Separately) b) Indirect (Male & Female Separately)		Male	Female	Total
		Direct			
		Indirect			
		Total			

Certified that the information given above is true to the best of my knowledge and enclosures submitted are duly verified in accordance with the guidelines of the scheme. The proposal may be considered for financial assistance.

Date:**Signature:****Place:****Name and Designation:****Seal of the Organization:**

Annexure -III Format for DPR

1. Executive Summary –

2. Background

- 2.1. Sector Background –
- 2.2. Project Background –
- 2.3. Promoter's Background –

3. Land Details & Logistics

- 3.1. Character of the Land –
- 3.2. Requirement of Land Area –
- 3.3. Ownership of the Land –
- 3.4. Present Status of Land –
- 3.5. Location of Land –

4. Backward Linkage Strategy for Raw Material & Other Inputs

- 4.1. Raw Material Availability –
- 4.2. Sources of Procurement –
- 4.3. Process of Procurement –

5. Techno-Commercial Viability Assessment

- 5.1. Technology Used –
- 5.2. Possible Source of Equipments / Machine Suppliers –
- 5.3. Capacity & Production –
- 5.4. Pollution Control –
 - 5.4.1. Amount of Generation of Pollution / Wastage
 - 5.4.2. Mode of Waste Disposal
 - 5.4.3. Machines to be installed for adhering to pollution norms

6. Process Flow Diagram

- 6.1. Machine Layout Plan –

7. Infrastructure Source

- 7.1. Power (if from JESB, Permission Letter required) –

7.2. Water –

7.3. Manpower –

8. Marketing Strategy

8.1. Market Opportunities –

8.2. Approach –

9. SWOT Analysis–

10. Financial Analysis

10.1. Cost Estimates –

10.2. Working Capital Requirement –

10.3. Revenue Projections –

10.4. Fund Flow Statement –

10.5. Financial Ratios –

10.6. Break Even –

10.7. Term Loan –

10.8. Internal Rate of Return –

11. Investment Details

11.1. Equity Contribution & Source

11.2. Debt Contribution, Source & Cost of Debt

11.3. Total Fixed Capital

11.4. Net Worth of the Company

11.5. Appraisal Letter from Bank or Lending Institution

ANNEXURE A
On non-judicial stamp paper of Rs. 100/-
SURETY BOND

KNOW ALL MEN BY THESE PRESENTS that we, M/s _____, a _____ (Type of organization) incorporated / registered under the _____ (Name of the Act) and having its registered office at _____ (hereinafter called the "Obligors") are held fully and firmly bound to the Governor of State _____ (hereinafter called the "Government") for the sum of _____ Rs. _____ (Rupees _____ only) well and truly to be paid to the Government on demand and without a demur for which payment we firmly bind ourselves and our successors and assignees by these presents.

SIGNED on the _____ day of _____ in the year Two Thousand _____.

WHEREAS on the Obligors' request, the Government as per Sanction Order No. _____ Dated _____ (hereinafter referred to as the "Letter of Sanction") which forms an integral part of these presents, and a copy whereof is annexed hereto and marked as Enclosure - I, agreed to make in favor of the Obligors grants-in-aids-in-aid of Rs. _____ (Rupees _____ only) for the purpose of _____ (description of the project) at _____ out of which the sum of Rs. _____ (Rupees _____ only) have been paid to the Obligors (the receipt of which the Obligors do hereby admit and acknowledge) on condition of the Obligors executing a bond in the terms and manner contained hereinafter which the Obligors have agreed to do.

NOW the conditions of the above written obligation is such that if the Obligors duly fulfill and comply with all the conditions mentioned in the letter of sanction, the above written Bond or obligation shall be void and of no effect. But otherwise, it shall remain in full force and virtue. The Obligors will abide by the terms & conditions of the grants-in-aid by the target dates, if any specified therein.

THAT the Obligors shall not divert the grants-in-aids and entrust execution of the Scheme or work concerned to another institution(s) or organization(s).

THAT the Obligors shall abide by any other conditions specified in this agreement and in the event of their failing to comply with the conditions or committing breach of the bond, the Obligors individually and jointly will be liable to refund to the Governor of Jharkhand, the entire amount of the grants-in-aid with interest of 10% per annum thereon. If a part of the grants-in-aid is left unspent after the expiry of the period within which it is required to be spent, interest @10% per annum shall be charged upto the date of its refund to the Government, unless it is agreed to be carried over.

The Obligors agree and undertake to surrender / pay the Government the monetary value of all such pecuniary or other benefits which it may receive or derive / have received or derived through / upon unauthorized use of (such as letting out the premises on adequate or less than adequate consideration or use of the premises for any purpose other than that for which the grants-in-aid was intended of the property) buildings created / acquired constructed largely from out of the grants-in-aid sanctioned by the State Government of _____, or the administrative Head of the Department concerned. As regards the monetary value aforementioned to be surrendered / paid to the Government, the decision of the Government will be final and binding on the Obligors.

AND THESE PRESENTS ALSO WITNESS THAT the decision of the Chief Secretary to the State Govt. of _____ on the question whether there has been breach or violation of any of the terms or conditions mentioned in the sanction letter shall be final and binding upon the Obligors and

IN WITNESS WHEREOF these presents have been executed as under on behalf of the Obligors the day herein above written in pursuance of the Resolution No._____ Dated _____ passed by the governing body of the Obligors, a copy whereof is annexed hereto as Enclosure - II and by _____ for and on behalf of the Governor of State _____ on the date appearing below.

Signature of the AUTHORISED SIGNATORY

Signed for and on behalf of
(Name of the Obliger in block letters)
(Seal / Stamp of Organization)

1. Signature of witness 2. Signature of witness
Name & Address Name & Address

**TO BE FILLED UP BY DIRECTORATE OF INDUSTRIES, GOVT. OF
JHARKHAND
(ACCEPTED)**

For and on behalf of the Governor of State_____

Name: _____

Designation: _____

Dated: _____

Notary Seal & Signature

ANNEXURE B
On non-judicial stamp paper of Rs. 100/-
Affidavit
[As per GFR-209(1)]

I S/o Resident of director / proprietor of M/s do here by solemnly affirms and state as follows:

- (a) That organization's sister concern (s) / inter connected company / Group company as well as the applicant company itself has not obtained any financial assistance for an Industrial Park in the past from Central or State Govt..
- (b) That the organization has not obtained / applied for or will not obtain any grant / subsidy from any Ministry / Department of Central Govt. / GOI organization / agencies and State Govt. for the same purpose / activity /same components.

Deponent

Verification:

Verified that the content of this affidavit are true and correct to the best of the knowledge and belief of the deponent and no part of this affidavit is kept concealed therein, If anything is found false in this Affidavit subsequently deponent and organization shall be liable jointly and severally for action under the laws, hence verified at _____(Place) _____ on _____(Date)____

Deponent

Notary Seal & Signature

ANNEXURE C
(Letter Head of the CA)
CA certificate (With membership No. of CA) in the following
format:-

(i) Project Cost:**(Rs. In Lakhs)**

S. No.	Name of the Component/Item	Project Cost	Cost as appraised by Bank	Actual Cost
1	Land			
2	Building / Civil Works			
3	Plant & Machinery			
4	Misc. Fixed Assets			
5				
6				
7				
	Total			

(ii) Means of Finance:**(Rs. In Lakhs)**

S. No.	Item	Project Cost	As per Appraisal Report	Actual Cost
1	Promoters Equity			
2	Term Loan			
3	Unsecured Loan			
4	Grant under this policy			
5	Other's			
	Total			

Details of unsecured loans, if any, duly certified by CA.

Signature and Seal of C.A

ANNEXURE D
(Letter Head of the CA)
PROFORMA AS PER GFR 19-A
(See GF rule 212 (1))

S. No.	Letter No. & Date	Amount
1.		

- a) Certified that out of Rs. ----- of grant-in-aid sanctioned during the year ----- in favor of ----- under this Ministry/ Department letter No. given in the margin and Rs. ----- on account of unspent balance of the previous year, a sum of Rs. ----- has been utilized for the purpose of ----- for which it was sanctioned, that the balance of Rs. ----- remaining un-utilized at the end of the year ---- has been surrendered to Government (vide No. ---dated ---) will be adjusted towards the grants-in-aid payable during the next year -----

- b) Certified that I have satisfied myself that conditions on which the grant-in-aid was sanctioned have been dully fulfilled/ are being fulfilled and that I have exercised the following checks to see that the money was actually utilized for the purpose for which it was sanctioned.

Kinds of checks exercised:

- 1.
- 2.
- 3.

Signature (CA) _____
 Designation _____
 Date _____

Counter signature of
 promoter of company
 with Seal

ANNEXURE E
(Letter Head of the Bank)
Certificate

- a) Certified that this bank has appraised the project of M/s (Name and address of the organization) as per guidelines of the procedure and also sanctioned term loan of Rs lakh
- b) It is further certified that we have released Rs lakh (40% of sanctioned term loan) to M/s (Name and address of the organization)
- c) We have no objection in releasing 1st installment of grant if sanctioned by the State Govt.

(Signature)
(Name)
(Branch Manager)
(Branch IFSC Code)

Director
Directorate of Industries,
Government of Jharkhand
Ranchi

ANNEXURE F
(Letter Head of the Bank)
Certificate

- a) Certified that this bank has appraised the project of M/s (Name and address of the organization) as per guidelines of the procedure and also sanctioned term loan of Rs lakh
- b) Certified that this bank has released 80% of term loan sanctioned i.e. Rs. lakh and also 1st installment of grant of Rs. lakh released by the Directorate of Industries vide sanction order No. Dated..... to M/s (Name and address of the organization), which has been credited in account number..... of the firm.
- c) We have no objection in releasing 2nd installment of grant if sanctioned by the State Govt.

(Signature)
(Name)
(Branch Manager)
(Branch IFSC Code)

Director
Directorate of Industries,
Government of Jharkhand
Ranchi

ANNEXURE G
(Letter Head of the Bank)
Certificate

- a) Certified that this bank has appraised the project of M/s (Name and address of the organization) as per guidelines of the procedure and also sanctioned term loan of Rs lakh
- b) Certified that this bank has released 100% of term loan sanctioned i.e. Rs. lakh and also 1st installment of grant of Rs. lakh released by the Directorate of Industries vide sanction order No. Dated..... & 2nd installment of grant of Rs. lakh released by the Directorate of Industries vide sanction order No. Dated.....to M/s (Name and address of the organization), which has been credited in account number..... of the firm.
- c) We have no objection in releasing 3rd installment of grant if sanctioned by the State Govt.

(Signature)
(Name)
(Branch Manager)
(Branch IFSC Code)

Director
Directorate of Industries,
Government of Jharkhand
Ranchi

ANNEXURE H
(Letter Head of Chartered Engineer - Civil)

Format for Item Wise and Cost Wise Details of Technical Civil Works

Name of the Project:

Location of the Project:

Sr. No.	Description	Existing Infrastruct ure	New infrastructure			
		Area (sq meter)	Area (sq meter)	Rate	Total (lakhs)	Eligibl e/ Non- eligible
1						
2						
3						
4						
Total						

Signature and Seal of Chartered Engineer (Civil)

Date _____

ANNEXURE I
(Letter Head of Chartered Engineer - Mechanical)
Format for Item Wise and Cost Wise Details of Plant & Machinery

Name of the Project:

Location of the Project:

Sr. No.	Machinery	Existing		New				Eligible/ Non- eligible
		No.	Capacity	No.	Capacity	Rate	Value (lakhs)	
1								
2								
3								
4								
Total								

Signature and Seal of Chartered Engineer (Mechanical)

Date _____

Note:

- a. Rate and Value of the Machines will be the Basic Cost and should not include any duty, charges, taxes, freight, insurance, erection or installation charges
- b. Eligible / Non-Eligible will be based on the decision of HPC as given in this procedure
